

Crested Wood



LAUREL FARM MEADOW

Beauty amplified

Rurally set on the outskirts of the historic port and significant market town of King's Lynn, the pretty village of Clenchwarton is an appealing Norfolk village in the heart of the fens.

Just over a mile from the Great River Ouse; draining water through five counties into The Wash, this leafy semi-rural village appeals to a modern family lifestyle, with good bus links into the main town, a range of clubs and organisations, as well as a post office, general store, a welcoming public houses, a children's play area, playing field and a good primary school.

Steeped in history, nearby King's Lynn is also a place of interest, from the much-filmed old medieval centre around St Margaret's Church to the newly redeveloped and pedestrianised Vancouver Shopping Centre. The town has good schools, the Queen Elizabeth II Hospital, large and small supermarkets and many superstores, restaurants, a ten-pin bowling alley, swimming pool, library, and a cinema.

With the capital city of London around 100 miles to the south, commuters travel by mainline rail from King's Lynn to London King's Cross in approximately 1 hour and 40 minutes, whilst passing through Cambridge.



Site map



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With an open living space, comprising of a kitchen, dining area and lounge, a separate must have study, plus four double bedrooms; with an en-suite to principal bedroom and a spectacular gallery landing – this property has the wow factor.

Through the front door, the statement double height glass frontage sets the tone of the things to follow. Due to the Atlas Brown cladding, this property benefits from zero maintenance. Doors from the bright entrance hallway lead to a must have study – an essential space for a modern way of living. The well-appointed, triple aspect living area, with a focal wood-burner and twin patio doors opening to a broad, raised south facing terrace is the perfect family hub – wine, dine or relax – all can be done in style and with ease. A separate utility and a cloakroom also provide a practical solution for a busy family lifestyle.

With light flowing from the glass wall frontage, a spectacular gallery landing leads to a family bathroom, four generous bedrooms, with the principal bedroom benefitting from an en-suite shower room.

The outside space creates a blank canvas ready for someone to make their own. To the front there will be ample off-road parking and a fully enclosed rear garden will benefit from a broad raised terrace with a south facing garden laid to lawn, overlooking ranging field views.

* CGI images are for indicative purposes only and actual specification may vary.

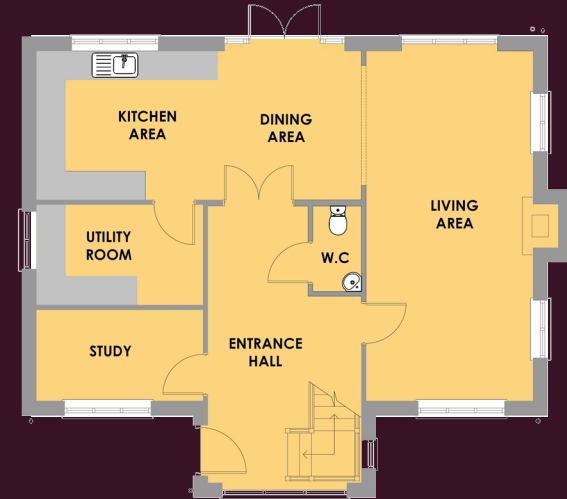
- Stunning Detached Family Home
- Full Height Glass Frontage Framed with Atlas Brown Cedral Composite Cladding
- Sociable Open Plan Kitchen, Dining Room & Lounge
- Separate Ground Floor Study, Utility & Cloakroom
- Lounge with Feature Wood Burner
- Twin Patio Doors to Raised Rear South Facing Terrace
- Four Double Bedrooms
- Principal Bedroom with En-suite
- Four Piece Family Bathroom
- Ample Off-Road Parking
- Enclosed Side & Rear South Facing Garden with Field Views

GROUND FLOOR

Kitchen/Dining/Living Area
6.80m x 2.80m

Study
3.47m x 1.86m

Utility Room
2.40m x 2.29m



FIRST FLOOR

Bedroom One
4.45m x 3.47m

Bedroom Two
4.05m x 3.47m

Bedroom Three
3.47m x 3.15m

Bedroom Four
3.47m x 2.75m

Bathroom
2.85m x 1.97m



The developer

Enjoying a strong reputation for their build quality, style and attention to detail.

Laurel Farm Meadow offers the latest collection of individually designed, energy efficient, statement homes, designed by Trundley Designs and delivered by Trundley Properties – a trusted local family company.

*Imagery is representative of the development.

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Specification

A Trundley Properties home is finished to a standard high specification from the build through to the finishing touches of fixtures and fittings. To include...

Interior Features and Decoration

- Oak wood veneered internal doors pre-finished
- UPVC casement windows -all with security locks
- Chrome Internal Ironmongery
- TV and Phone points to living room and main bedroom
- Prestige Style Skirting decorated in satin White
- Internal walls painted in Jasmine or Brilliant White

Kitchens

- Choice of Contemporary or Shaker style fitted kitchen with options for worktops to suit your preference

- Integrated electric fan oven
- 4 point ceramic hob with splashback
- Stainless steel extraction fan
- Polished chrome mixer tap
- Stainless steel or Resin Stone 1 ½ bowl sink
- Low energy recessed ceiling lights
- Under unit lighting

Electrics, Lighting and Heating

- Low energy recessed spotlight
- High efficiency Air Source Heating
- Underfloor heating to ground floor rooms
- Hot water tank with independent immersion switch
- Thermostatically controlled double panel convector radiators
- Mains connected smoke detectors

Bathrooms and En-suites

- White ceramic sanitary ware throughout

- Polished chrome taps and attachments
- Acrylic bath with mixer tap
- Integrated shower (only available in master bathroom and en-suite where applicable)
- Polished chrome or Anthracite Grey ladder electric towel radiator
- Luxury Vinyl floor tiles using Polyflor Camaro range
- Half height porcelain tiling to walls surrounding basin and bath – 600-200 x 600-300mm brick bond or straight laid Tiles included
- Full height porcelain tiling to integrated shower – 600-200 x 600-300mm brick bond or straight laid Tiles included

Exterior Features and Landscaping

- External front doors Solidor Composite in Anthracite Grey
- Brushed metal door furniture
- Glass Balustrades to front steps
- Raised patio to the rear with steps leading onto field view rear gardens

- LED External Lighting with movement sensors
- External power socket
- External tap
- Resin Gravel parking space and associated path
- Loose gravel driveway with concrete edging and boundary fence

Guarantees


- 10 year Build-Zone new home warranty (recognised by lenders and companies with the UK Finance Initiative)
- 2 year warranty to central heating
- 1 year manufactures warranty to appliances

LAUREL FARM MEADOW, MAIN ROAD,
CLENCHWARTON,

KING'S LYNN, NORFOLK, PE34 4AF

For more information or to arrange a viewing please
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